Chapter 13A-26 - SIGNAGE and OUTDOOR ADVERTISING

13A-26-01 Purpose and Scope 1

13A-26-02 Administration and Enforcement 1
A. Interpretation
B. Authorities
C. Right to Appeal

13A-26-03 Nonconforming Signs 4
A. Regulation, Containment, and Elimination
B. Abandonment
C. Billboards

13A-26-04 Prohibited Sign Devices 4
A. Prohibited Sign Devices
B. Handbills, Signs - Public Places and Objects

13A-26-05 General Guidelines for Signs in the City 6
A. Standards of Construction
B. Sign Company Tag
C. Location and Setback Requirements
D. Landscaping
E. Lighting
F. Electronic Message Center Signs
G. Amount of Motion Included On The EMC Sign
H. Conversion of Existing Static Sign To EMC
I. Maintenance
J. Measurement of Regulated Sign Area

13A-26-06 Standards for Permanent Signs Allowed Without a Permit 12
A. Building Identification
B. Home Occupations
C. Flags
D. Institutional Uses
E. Memorial Signs
F. Neighborhood Identification Signs
G. Bulletin Boards
H. Plaques
I. Wayfinding Signs
J. Symbols or Insignia

13A-26-07 Standards for Permanent Signs That Require a Permit 13
A. Signs on Awning and Canopies
B. Directional or Instructional Signs

C. Pylon Signs (On-Premise)
D. Gas Island Canopies
E. Marquees
F. Menu Boards
G. Monument Signs
H. Suspended Signs
I. Projecting Signs
J. Wall Signs

13A-26-08 Temporary Signs 25
A. Standards for Temporary Signs
B. Examples of Typical Temporary Sign Types
C. Temporary Signs Allowed Without a Permit In All Zones
D. Temporary Signs Allowed Without a Permit - Residential Districts
E. Temporary Signs Allowed Without a Permit - Nonresidential Districts
F. Temporary Signs Requiring a Permit - Nonresidential Districts

13A-26-09 Sign Permit Process 36
A. Sign Design
B. Required Permit Information
C. Required Inspections and Tags
D. Penalties for Installing Signs Without Permits and Inspections

13A-26-10 Sign Themes and Special Zones 38
A. Sign Themes
B. Signs in Special Zones
C. Sign on Major Sports Venues

13A-26-11 Sign Regulations for Sexually Oriented Businesses 39

13A-26-12 Attachments and Graphs 39
A. Attachment A - Graph-Size Allowance for Monuments
B. Attachment B - Graph-Sign Area Allowance for Pylon Signs
C. Attachment C - Graph - Sign Area Allowances Abutting I-215

13A-26-13 Newspaper or Periodical Racks and Stands 41
A. Intent and Purpose
B. Definitions
C. Newsracks Prohibited
D. Newsracks Permitted
E. Newsrack Identification Required
F. Location and Placement
G. Newsrack and Stand Design
H. Examples of Acceptable Rack and Stand Design
I. Adjacent Placement Requirements
J. Advertising Cards
K. Standards for Maintenance and Installation
L. Display of Certain Matter Prohibited

M. Violation
N. Appeals
O. Abandonment
P. Severability

Chapter 13A-26 - Signage and Outdoor Advertising

13A-26-01 Purpose and Scope

It is the intent and purpose of this chapter to outline regulations which are fair, comprehensive, and enforceable while allowing the City to create and maintain safe and aesthetically pleasing building elevations and streetscapes. These regulations serve to balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication, and advertising for land uses. By adherence to these regulations the following objectives should be achieved:

Signs that are compatible with their surroundings and provide easily understood guidance and direction to establishments while preserving the aesthetics and sense of order within the community.

Signs that do not negatively impact traffic safety and add to the convenience of public travel and are not a visual distraction or physical impediment for motorists and cyclists or pedestrians.

Signs that adhere to adopted fire, traffic, and safety standards in order to insure the safety of residents and visitors to the City.

The regulations of this chapter are intended to apply to both on-premise and off-premise signs but do not apply to interior signs nor hand held placards and other similar devices used for public protest and the noncommercial exercise of free speech. Any noncommercial message may be substituted for any commercial message permitted under this ordinance.

13A-26-02 Administration and Enforcement

A. **Interpretation**. The sign regulations contained herein are declared to be the maximum allowed for the purposes set forth. Any sign not expressly allowed by this ordinance is prohibited.

B. **Authorities**. The Director shall be vested with the duty of enforcing this chapter and in performance of such duty shall be empowered and directed to:

1. **Issue Permits**. Unless stipulated otherwise, a sign permit is required to erect, install, paint, or change the face of any sign, whether it be temporary or permanent in nature. This includes new signs, signs to be added to existing buildings or uses, and existing signs that are to be enlarged, changed, or modified. If no action is taken, the expiration date for such permits shall be 180 days from date of issuance.

2. **Determine Conformance**. The City may make any necessary inspection(s) of any sign for which a permit has been issued and for which an inspection has been deemed necessary. Such inspections shall be performed to ascertain that all signs, construction, and all reconstruction or modifications of existing signs are built or constructed in conformance with the Development Code and as represented at application for a permit.

3. **Issue Notices of Violations, Citations, and Information**. The Director shall issue a written notice of violation to the person having charge, control, or benefit of any sign found to be hazardous, abandoned, nonmaintained, or in violation of this code, particularly when the City is considering removal of said sign. Such official may also take criminal or civil action against violators.

4. **Abate and Remove Signs**. The Director may at once abate and remove signs or, in the alternative, use all available legal means to have a sign removed, including but not limited to criminal or civil action with the appropriate court.

   a. Abatement or removal may occur under the following circumstances:

      (1) A hazardous sign is not repaired or made safe within five working days after receiving written notice of such condition from the City. The City Engineer may also require a sign to be removed or made safe within one working day after written notice from the City if such sign poses an immediate hazard.

      (2) An abandoned, nonmaintained, or sign identifying a discontinued use has not been repaired or put into use within 45 calendar days after receiving written notice from the City.

      (3) A permanent sign installed or in process of being installed without a permit or is otherwise illegal as defined by this Code, does not obtain a permit, or made to conform within 30 calendar days after receiving written notice from the City;

      (4) A temporary sign has been installed or in process of being installed without a permit or is otherwise illegal as defined by this Code and has not been made to conform either through removal of the temporary sign or by obtaining a temporary sign permit within 72 hours after receiving written notice from the City.

      (5) A sign posted upon public property may be removed by the City at any time. Notwithstanding the foregoing, the sign, though removed, shall not be destroyed in a period less than 30 calendar days from the date of removal. In no case shall the failure to remove said signs constitute approval by the City of the illegal placement of the sign.

   b. Persons having charge, control, or benefit of the affected sign shall pay to the City the full cost incurred by its abatement or removal. Payment shall be made within 30 calendar days of receiving written notice of such cost.

   c. Guidelines for the abatement and removal of permanent signs or temporary signs shall be in accordance with applicable standards. Abatement of billboards shall be in accordance with those standards outlined in the Utah State Code.

5. **Unsafe Structures, Signs, and Equipment**

a. **Conditions.** Structures, signs, or existing equipment that are or hereafter become unsafe or deficient or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures or signs shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure or sign that is not secured against entry shall be deemed unsafe.

b. **Record.** The building official shall cause a report to be filed on an unsafe condition. The report shall state the nature of the unsafe condition.

c. **Notice.** If an unsafe condition is found, the chief building official shall serve on the owner, agent or person in control of the structure or sign, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure or sign to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

d. **Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure or sign affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure or sign shall constitute service of notice upon the owner.

e. **Restoration.** The structure, sign or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made during the restoration of the structure, such repairs, alterations or additions shall comply with the requirements of the building official and Chapter 26 of the Development Code.

6. **Require Bonds**. The Director may require that a bond be posted by a sign company, contractor, or employee of such (hereafter referred to as business), under the following guidelines:

a. **Violation of Ordinance**. If any business commits a violation of any part of this section or provision within the Development Code concerning the installation, modification, or City required inspection of a sign, that business shall post a cash bond of $1,000 with the City upon written notice of such violation. The City will not issue any subsequent sign permits to said business until such bonds have been posted.

b. **Forfeiture of Bond**. A cash bond which has been posted to the City shall be forfeited to the City if an additional violation by the business occurs. A new cash bond of $2,000 shall be required from the business upon forfeiture of the previous bond. Each future violation by such business will result in bond forfeiture and require posting of a new cash bond at twice the previously posted amount. The City will not issue any subsequent sign permits to said business until the required cash bond has been posted.

c. **Duration of Bond**. A posted bond shall be held for a minimum one year period. At the end of such period, if the bonded business has not had any additional violations of the City's sign regulations, the posted bond shall be released upon receiving an Affidavit of Compliance by the City. If a business has future violations after having a bond released, the initial $1,000 amount shall be required and the provisions of paragraph b. above shall apply.

C. **Right to Appeal**. Any person who has been ordered to alter or remove any sign, or whose application for a sign permit has been denied because of conflict with regulations stated herein, may appeal the decision. For appeal procedures, please see Chapter 34 of this Title.

13A-26-03 Nonconforming Signs

A. **Regulation, Containment, and Elimination**. In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy this code, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (including face changes), or enlarged unless it is brought into complete compliance with this chapter. The following alterations are exempt from this provision:

1. Face changes in nonconforming multitenant signs; and
2. Copy changes in nonconforming permanent signs which were originally approved by the City with a changeable copy feature.

B. **Abandonment**. Within 45 calendar days after vacation of an existing business, any on-site nonconforming signs must be removed or brought into compliance by the property owner. If removal does not occur, the City may have the entire nonconforming sign (both face and structure) removed through the processes specified herein. An abandoned sign may not regain any legal nonconforming status later, even if the original or a new business occupies the property.

C. **Billboards**. Any billboards shall be in conformance with State code.

13A-26-04 Prohibited Sign Devices

A. **Prohibited Sign Devices**. Any sign not specifically allowed by this ordinance is prohibited. The following devices used to attract pedestrian or vehicular attention are prohibited in the City.

1. **Signs on Bus Benches**. Bus benches which do not contain advertising are encouraged in order to provide shelter and a more enjoyable experience for those utilizing mass transit.

2. **Flashing or Animated Signs.** This shall also include architectural lighting features or elements. Signs or lighting which have subtle changes of light intensity are allowed. This does not include time/temperature or electronic message center signs complying with the standards herein.

3. **Graffiti**.

4. **Off-Premise Signs**. Includes billboards.

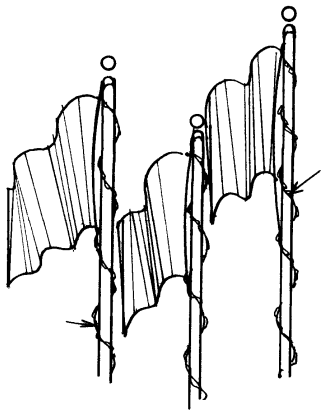
5. **Roof Signs, Including Flags of Any Type**.

6. **Sexually Oriented Signs**. Any display, decoration, sign, or show window that provides the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas.

7. **Statuary**. Statuary bearing the likeness or suggestion of any product or logo.

8. **Snipe Signs**.

9. **Flag Pole Accents**. This shall not include poles in nonresidential areas which have lighting attached to or directed towards a pole for purposes of illuminating a flag as defined herein and not serving to illuminate solely the pole itself. (See Figure 1)



Chapter 26 - Figure 1 - Prohibited Flagpole Accents

B. **Handbills, Signs - Public Places and Objects:**[1]

1. Except as otherwise stipulated, no person shall paint, mark or write on, post or otherwise affix any handbill or sign to or upon any sidewalk, crosswalk, curb, curbstone, parkstrip, street lamp post, hydrant, tree, shrub, tree stake or guard, railroad trestle, public utility pole (e.g., light or power, telephone, or light rail wire pole), or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, life saving equipment, street sign, traffic sign, or vehicles.

[1] The language in this section has been taken from Section 28.04 of the Los Angeles Municipal Code. This section was upheld by the United States Supreme Court in 1984 as complying with the First Amendment of the Constitution *[Members of the City Council of the City of Los Angeles et a. v. Taxpayers for Vincent, et al.]*.

2. Any handbill or sign found posted upon any public property contrary to the provisions of this section may be removed without notice by any designated City employee. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof, and the City is authorized to effect the collection of said cost.

3. Nothing in this section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating a historical, cultural, or artistic event, location, or personality for which the City has granted a written permit.

4. Nothing in this section shall apply to the painting of house numbers upon curbs.

13A-26-05 General Guidelines for Signs in the City

A. **Standards of Construction**

1. **Building Codes**. All signs erected in the City shall comply with all applicable standards.

2. **Licensed Contractor Required**. No sign requiring a permit shall be erected, installed, or modified in the City except by a licensed and bonded sign contractor. Electrical wiring or connections for such sign, fixture, or device must be installed or connected by a licensed and bonded electrical contractor.

3. **Engineering Required**. Where required by the City, all sign permit applications shall be accompanied by a drawing stamped by an appropriate engineer, licensed by the State of Utah, attesting to the adequacy of the proposed construction of the sign and its supports and demonstrating conformance with the applicable provisions of the International Building Code. Standard engineering may be submitted to the City for approval and filed for use with multiple applications by authorized companies. Thereafter, permits may be obtained which utilize such engineering without refiling detailed structural plans. The City may require sign specific engineering regardless of standard details on file with the City.

4. **Durability**. All permanent signs must be built of durable and permanent materials.

5. **Power Source**. Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is attached and comply with all provisions of all applicable standards.

6. **Foundations**. All ground signs must be mounted on foundations and footings which conform to all applicable standards.

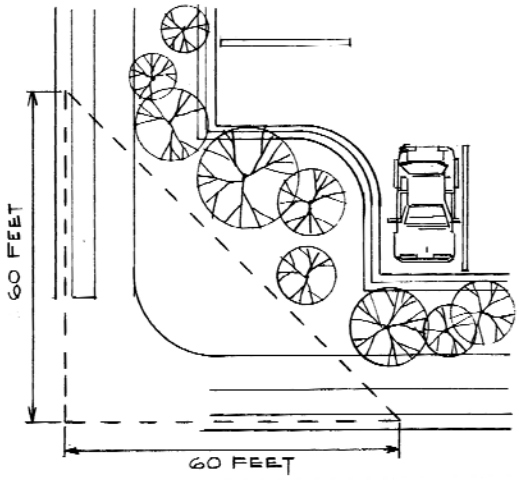
B. **Sign Company Tag**. All permanent signs must have a sign builder's identification tag or signature. The tag or signature must be made of durable weatherproof material and must be affixed to the sign so as to be visible from the sidewalk or nearest convenient location by City inspectors.

C. **Location and Setback Requirements**. The following shall apply:

1. **General Location**. No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.

2. **Traffic Safety**

a. **Visibility Triangle**. No sign more than 30 inches in height (above the top back of curb) shall be erected near any driveway or intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb (or a future curb) and a line connecting them at points 60 feet from the intersection of the lines. (See Figure 2) Deviations from these requirements must be reviewed and approved by the City Engineer.



Chapter 26 - Figure 2

b. **Copy Standards**. No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or which bears words normally used in such signs (e.g., stop, go slow, caution, danger, warning, etc.). No sign or advertising structure shall be erected which by reason of its size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. No sign shall have lighting which impairs the vision of anyone traveling upon a public street or distracts any driver so as to create a public nuisance. Signs shall not extend over any pedestrian or vehicular access area unless specifically approved by the City Engineer.

3. **Public Rights-of-Way**. No sign shall be located on public property or inside street rights-of-way except signs owned and erected by permission of an authorized public agency or specifically authorized herein.

4. **Vertical Setback**. In addition to the height restrictions contained herein, no sign shall be erected or maintained which has less horizontal or vertical clearance from

communication lines and energized electrical power lines than that prescribed by the laws of the State of Utah, its agencies, or appropriate utility company.

5. **Side Setbacks**. Pylon and monument signs shall be located at least their height in distance from side property lines in order to prevent damage to adjacent land in case a sign is toppled by accident or an act of nature.

6. **Front Setbacks**. The following shall apply:

   a. Pylon and monument signs shall be set back at least 3 feet from all driveways. Pylon and monument signs shall be set back at least 3 feet from the back of sidewalk or public right-of-way (whichever is greater).
   b. Banners or other temporary signs allowed herein shall be set back at least 7 feet from the public right-of-way.

7. **Additional Setbacks**. All permanent signs must be located at least 2 feet from a required parking stall or parking area.

D. **Landscaping**. All permanent pylon or monument signs must be incorporated into a landscape design or planter box. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and debris. Removal of required landscaping to facilitate sign placement must be in compliance with commercial landscape standards in this title.

E. **Lighting**. Signs shall be carefully oriented so that light emitted from a sign or group of signs is not a traffic hazard, obtrusive, or a nuisance to adjacent properties, particularly residential.

Signs with exterior illumination must have luminary devices shielded and screened from public view and directed to avoid light spill from the affected sign(s).

F. **Electronic Message Center Signs.** Persons installing or manufacturing a sign which has an LED or electronic message center must demonstrate that the brightness of such sign will not exceed one foot-candle along the property line as measured 6 feet above curb grade. Such signs must also be equipped with a dimmer switch to change the intensity of light emitted from the sign to meet the one foot-candle brightness if needed after installation.

G. **Amount of Motion Included on The EMC Sign.** The inclusion of text or video that flash, appears to flash or strobe is prohibited. An image shall not change more frequently than once every 8 seconds. In order to better regulate changing images a fade-in and fade-out transition must be used. The fade-in and fade-out prevents a dark image transitioning abruptly to a light image and vice versa, thus creating a flash or strobe-like effect.

H. **Conversion of Existing Static Sign to EMC.** If an applicant desires to convert an existing static sign (ie. cabinet, monument, or pole sign) to an EMC a Conditional Use Permit shall be required. A building permit for the conversion, regardless of size, shall also be required. The amount of space used for the EMC is limited to 65% of the total sign area.

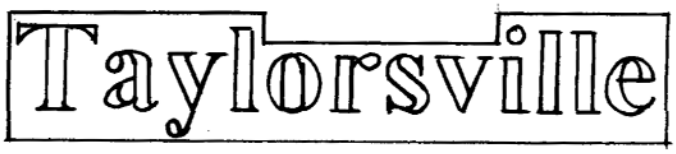
I. **Maintenance**. All signs shall be maintained in a safe, presentable, and good condition including the replacement of defective parts, cleaning, painting, oiling, changing of light bulbs, or other acts

required for the maintenance of said sign. Maintenance shall also include the restoration or repair of any exterior wall penetrations, discolorations, or other damages caused by the installation, removal, or placement of signs on a building.

J. **Measurement of Regulated Sign Area**: For the purpose of this ordinance, a complete phrase, copy and/or image, and the proposed layout of such shall be considered a sign (e.g., 1 Hour Photo).

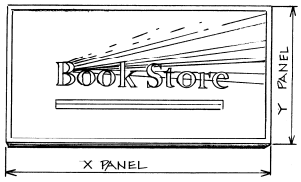
1. **Single Plane/Panel Signs**. Regulated area shall be according to the following standards:

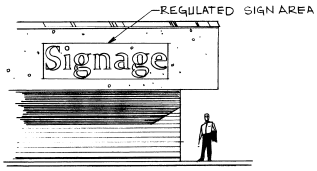
a. Sign copy mounted as individual letters and/or graphics against a wall, window, or fascia of a building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, the area shall be defined as the area enclosed by the smallest 8-sided polygon that will enclose all sign area. (See Figure 3)



Chapter 26 - Figure 3

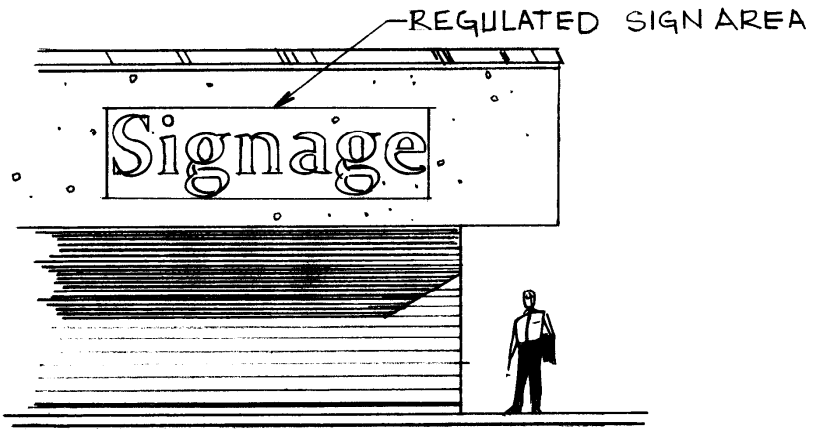
b. Sign copy mounted or painted on a background panel or area distinctly textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface. (See Figure 4) Any illuminated bands or illuminated structures which contain sign copy, corporate logos, etc., are by definition wall signs in their entirety. However, illuminated bands on canopies covering gasoline pump islands shall be regulated per this chapter.





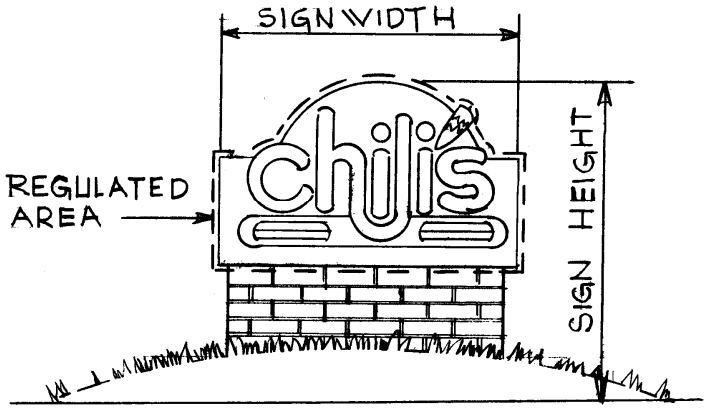
Chapter 26 - Figure 4

c. Sign copy as an illuminated architectural element of a building shall be calculated as that portion of the illuminated surface or illuminated element which contains sign copy. (See Figure 5)



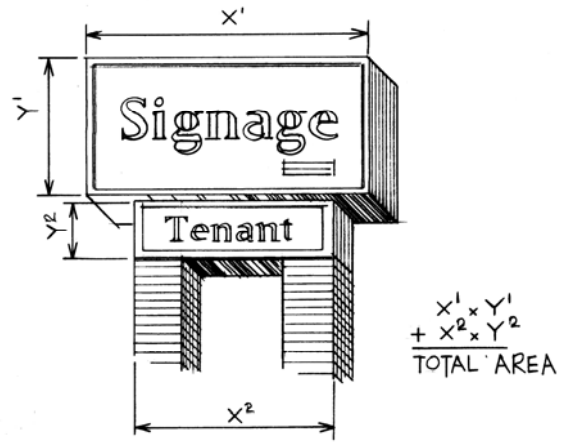
Chapter 26 - Figure 5

d. The regulated area of a monument sign shall include all parts of the sign or structure that contain identification (words or symbols) and information. (See Figure 6)



Chapter 26 - Figure 6

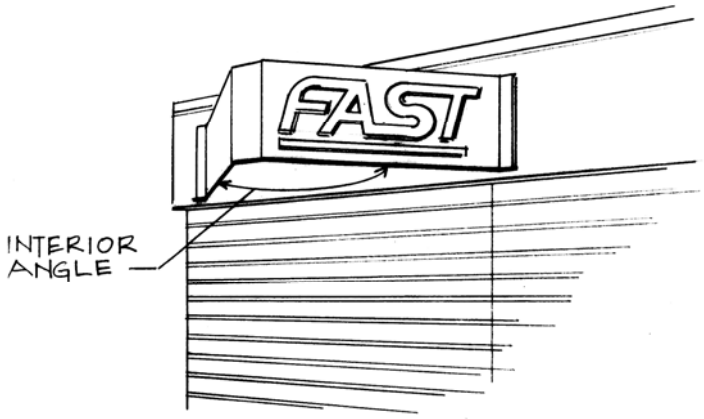
e. The regulated area of a pylon sign shall include all parts of the sign or structure that contain identification (words or symbols) and information. (See Figure 7)



Chapter 26 - Figure 7

2. **Multiple Face Signs** (including but not limited to pylon or monument signs).

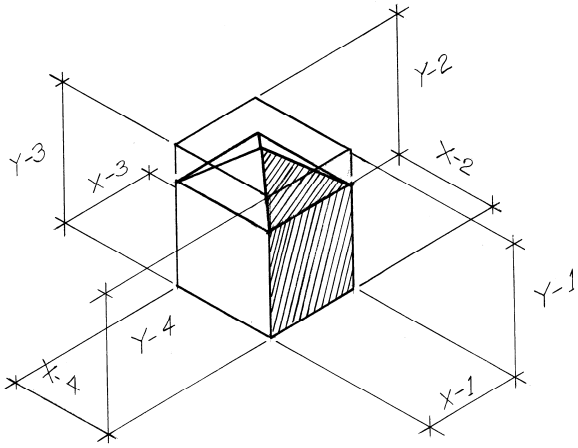
a. **Double Panel**. If the interior angle between two faces is 45 degrees or less, the sign area to be measured is a single face. If the angle is greater than 45 degrees, the sign area to be measured will be the area sum of the areas of the two faces. (See Figure 8)



Chapter 26 - Figure 8

b. **Three or More Faces**. The sign area shall be the sum of the areas of the three or more faces.

3. **Nonplaner Signs**. For spherical, free-form, or other nonplaner signs, the sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure. (See Figure 9)



Chapter 26 - Figure 9

13A-26-06 Standards for Permanent Signs Allowed Without a Permit

A. **Building Identification**. Numbers which are used to denote the address of a building shall not be counted against the allowable square footage for the same building but must comply with the standards for building identification as found in the City Property Addressing section (13A-29-05) of this Development Code.

B. **Home Occupations**. A legally licensed business in a residence may have a single, three (3) square feet in area, non-illuminated, flat wall sign mounted to the residence.

C. **Flags**. Up to three (3) flags in a single-family residential district and five (5) flags in a multifamily residential, commercial or industrial district may be displayed on a lot without a sign permit issued by the City. Flag poles shall be of a permanent construction and not exceed 60 feet in height or the maximum height of a structure allowed in said district, whichever is less.

D. **Institutional Uses**. Churches, public schools, private schools, charter schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc. are allowed a single monument sign of 32 square feet per street frontage. Wall signs shall be regulated as set forth in this chapter.

E. **Memorial Signs**. These include signs or tablets with the names of buildings and date of erection cut into any masonry surface or inlaid so as to be part of the building.

F. **Neighborhood Identification Signs**. In any zone district, a sign, masonry wall, landscaping, and other similar materials or features may be combined to form a display for a neighborhood or planned unit development project identification provided that such signs comply with the

monument sign standards herein. Provisions for perpetual maintenance of signage must be provided.

G. **Notice Bulletin Boards**. Notice bulletin boards for institutional buildings may not exceed 32 square feet in area. Such signs must be oriented solely to the interior of the property and not be used to direct exterior vehicular attention to the institution or its services.

H. **Plaques**. Plaques, name plates, and commemorative plaques of recognized historical agencies, not exceeding 2 square feet, may be fastened directly to a building.

I. **Wayfinding Signs**. As set forth by all applicable standards.

J. **Symbols or Insignia**. Religious symbols, identification emblems of religious orders, or historical agencies are permitted provided that such signs conform to the relevant wall or monument sign standards herein.

13A-26-07 Standards for Permanent Signs that Require a Permit

A. **Signs on Awnings and Canopies**. Signs on awnings and canopies must meet the following standards:

1. **Materials**. Awning and canopy coverings shall be made of metal or other similar material.

2. **Awnings**. Awnings on nonresidential buildings are required to be approved by the Planning Department and Building Department. (For appropriate awning placement and dimension standards, see all applicable standards.)

3. **Signs on Awnings**. Signs on awnings shall be limited to street level businesses only. Signage on an awning shall be limited to 40 percent of the awning. Total copy area on awnings shall not exceed 15 percent of the primary business wall area. (See Figure 10)

Chapter 26 - Figure 10

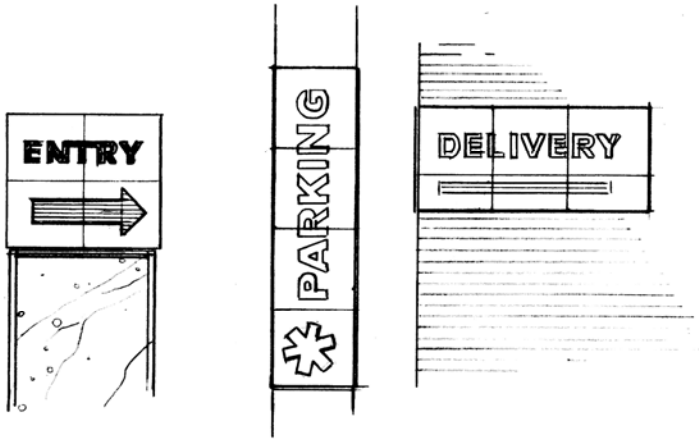
4. **Canopies**. No sign shall be constructed or placed on top of the roof of any canopy. Translucent letters or accents constructed as part of a canopy are permitted up to 40 percent of a canopy face. (For appropriate canopy placement and dimension standards, see all applicable standards.) (See Figure 11)

Chapter 26 - Figure 11

5. **Illumination of Awnings or Canopies**. Illumination of awnings or canopies with signage shall be external. Backlit awnings may be used in conjunction with other site lighting for lighting walkways, entrances, and providing a safe environment.

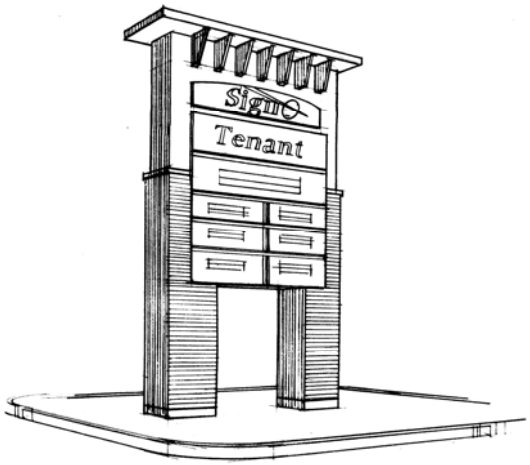
6. **Signs on Awnings or Canopies in Combination with Wall Signs**. Combinations of signs on awnings or canopies with wall signs are permitted. If a combination of awning and wall signage will be used, the signage on the awning shall be limited to 25 percent of the awning. Total allowable copy area between the awnings and wall signage shall not exceed 15 percent of the business' primary elevation.

B. **Monument Signs Used as Directional, Wayfinding, Guiding or Instructional Signs.** Signs which provide direction or instruction and are located entirely on-premise are permitted. Directional signs shall not exceed 4 square feet in area or 4 feet in height. The number allowed shall be determined by the Director during site plan review and shall be the minimum required for safe circulation of traffic onto and within a development. (See Figure 12)



Chapter 26 - Figure 12

C. **Pylon Signs (On-Premise)**. The standards for the use of pylon signs are as follows: (See Figure 13)



Chapter 26 - Figure 13

1. **Developments, Planned Centers, or Parcels Less than Seven Acres**. No pylon signs are allowed, only monument signs.

2. **Developments, Planned Centers, or Parcels More Than Seven Acres**. The Director may approve one pylon sign per street frontage. No pylon sign shall be allowed for any planned center or parcel that has less than 300 feet of street frontage.

3. **Properties Along Interstate 215**. Parcels adjacent to and fronting Interstate 215 may apply for a pylon sign.

4. **Area Standards**. A sign area may not exceed the size set forth in this chapter and must be part of an approved sign theme. Reader boards, changeable copy areas, and electronic message centers shall not exceed 65 percent of the total sign copy area of the sign.

5. **Height Standards**

   a. The height of a pylon sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk or crown of the street when there is no curb or sidewalk. Signs may not exceed 25 feet above grade. Properties along Interstate 215 or the frontage road may have a height not greater than 25 feet above the nearest traveled freeway lane or frontage road, whichever is greater.

   b. The Director may grant a special exception for additional height to businesses that are adjacent to a freeway overpass or similar view obscuring structure (excluding vegetation) based on the following criteria and submittals:

      (1) A topographic map with 1 foot interval contours is provided to illustrate existing conditions at the site.
      (2) Visual simulations or scaled profile drawings are provided which illustrate the required and requested sign heights in relation to the view obscuring structure.
      (3) The additional height is the minimum necessary to provide reasonable visibility above the view obscuring structure.

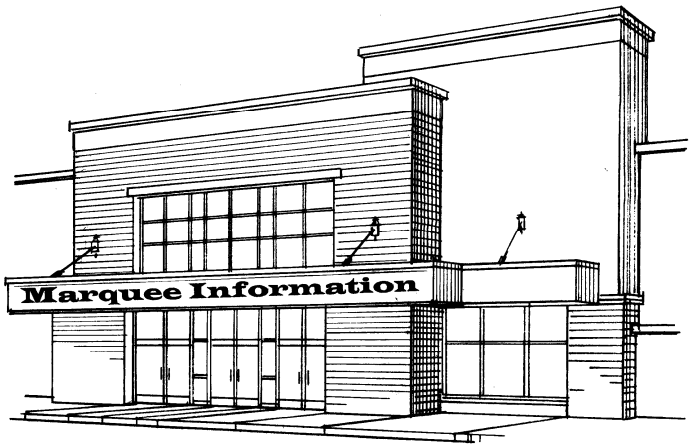
6. **Location Standards**. Signs must be located within the 30 foot setback area from the property line. Signs within the visibility triangle may be allowed with the permission of the City Engineer.

7. **Support Standards**. All such signs must have the structural supports covered or concealed with pole covers (pylon covers). The covers must utilize materials and be architecturally compatible to the building or development to which it is associated. (See Figure 13)

D. **Gas Island Canopies**. Signage on canopies over gas islands are regulated as follows:

1. Sign copy, corporate logos, etc. may be a maximum of 15 percent of the vertical canopy face per elevation.
2. Individual letters, logos, or symbols may not project above or below the canopy face or project out from the surface of the canopy more than 10 inches.

E. **Marquees**. Marquees may not extend more than 6 feet from the building face and maintain a minimum 9-foot clearance above grade. The sign should blend with the aesthetics of the building and surrounding natural and manmade environment. The color, style, size, scale, and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the building's exterior. (See Figure 14)



Chapter 26 - Figure 14

F. **Menu Boards**. Menu board locations for drive-in and drive-up window restaurants are to be reviewed and approved by the Community Development Department at site plan review. They shall be located behind the front landscaped setback area. One sign is allowed with maximum area of 35 square feet, and an additional sign with a maximum area of 9 square feet is allowed per lot. Neither sign shall exceed 8 feet in height. The changing of copy within these signs does not require a permit.

G. **Monument Signs**. The following standards shall apply:

1. Monument signs are allowed for any parcel provided that the parcel has 50 feet of street frontage.

2. Planned commercial centers, pad buildings, and buildings not associated with a planned commercial center are allowed a monument sign on each associated street frontage. However, the signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other sign (monument or pylon/pole) located on the same frontage. Signs within the visibility triangle may be allowed with the permission of the City Engineer.

   a. **Planned Commercial Centers**

      (1) Monument signs may have a logo/identification theme as part of the sign.
      (2) The area of the sign is determined by the length of the frontage of any freestanding buildings and contiguous parcels included within the planned commercial center.

b. **Pad Building Within a Planned Commercial Center**. The freestanding building lot must be contiguous to a major arterial street and have at least 100 feet of street frontage to have a monument sign.

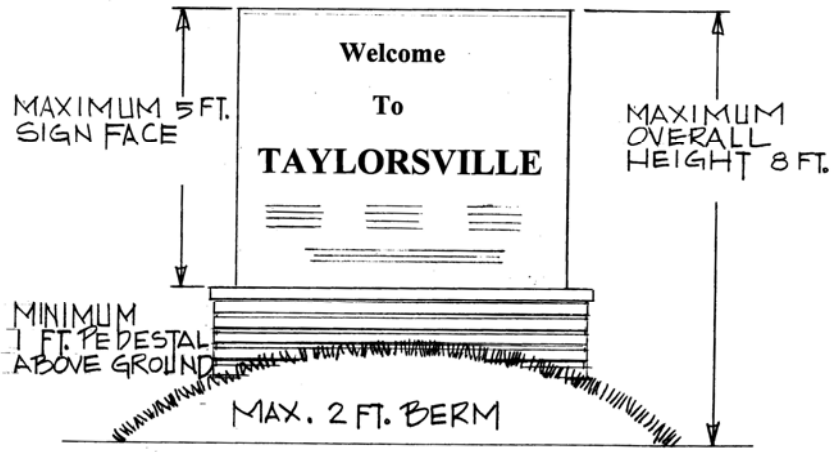
c. **Building Not Associated with a Planned Commercial Center**. A building not associated with a planned commercial center is allowed one monument sign provided that the parcel has at least 50 feet of street frontage and can locate the sign per the above standards.

3. **Area Standards**. The sign area allowed for a monument sign is determined as shown in Section 13A-26-12, Attachment A. Reader boards (changeable copy areas) and electronic message centers may be allowed, however, such devices shall not exceed 65 percent of the total sign face.

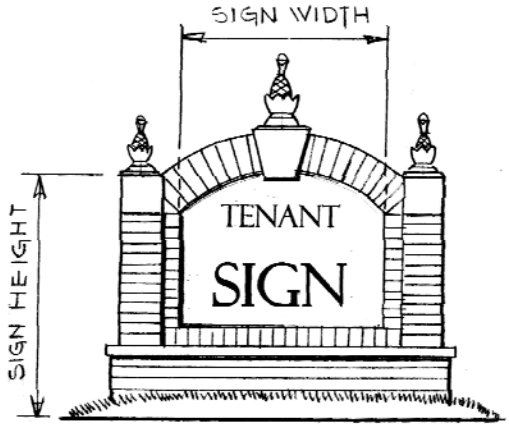
4. **Height Standards**. The height of a monument sign shall be the distance from the highest point of the sign to the height of the street curb or sidewalk.

a. **Sign Face**. The cabinet or face of a monument sign may not exceed 5 feet in vertical size.

b. **Overall Height**. Maximum height for a monument sign is 6 feet. Signs placed within bermed areas may have an additional inch of overall height for each vertical inch of berm directly under the sign. In such cases the entire frontage must have existing or equal berming treatment, and the sign shall not exceed an overall height of 8 feet. Site centric architectural features or enhancements to the sign supports are excluded. (See Figures 15 & 16)



Chapter 26 - Figure 15



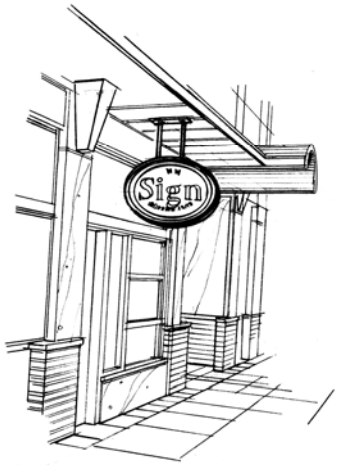
Chapter 26 - Figure 16

5. **Pedestal Standards**. All monument signs must have at least a one foot opaque pedestal designed as part of the foundation which conceals any pole support. Height of the pedestal is measured from the highest grade below the sign. The pedestal should run at least 50 percent of the horizontal length of the sign and extend from the sign into the ground below the sign. There shall be no copy or sign element on the pedestal, except addresses. The pedestal shall utilize materials and design elements that relate the sign to

the associated building(s). The Director may review and approve/deny any variation to the pedestal base requirements based on site characteristics, topography, or design integrity.

H. **Suspended Signs**. Suspended signs used in place of wall signs are allowed if the architecture of the building or planned center lends itself to that design. (See Figure 17) The following shall apply:

1. The Director must review any proposal for a suspended sign for compatibility with the building.
2. No sign may project beyond the outside limit of the arcade, marquee, canopy or facade to which they are attached.
3. Any sign must have at least an 8-foot clearance above the sidewalk.
4. There must be a minimum horizontal distance of 30 feet between signs suspended perpendicular to a building face.
5. Signs suspended parallel to a building face may not exceed 15 percent of the first floor elevation of the business.



Chapter 26 - Figure 17

I. **Projecting Signs**. Projecting signs shall only be allowed within the Transit District, mixed-use projects, or other developments which have an approved sign theme. The following shall apply:

1. Projecting signs are allowed by themselves or in conjunction with signs on awnings. They will not be allowed in conjunction with other wall signs.

2. The sign should blend with the aesthetics of the building and the surrounding natural and manmade environment. The color, style, size, scale, and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the building's exterior. Equal treatment and design consideration should be given to any mounting and supporting structure for the sign. (See Figure 18)

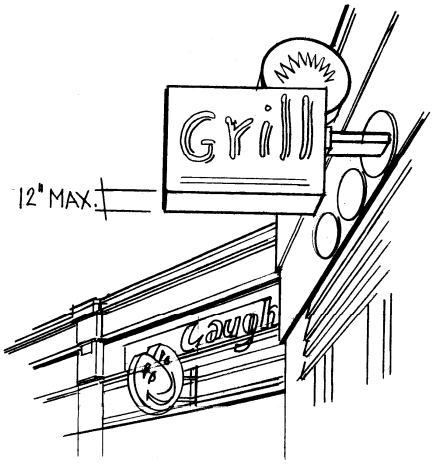
3. No sign shall be larger than 16 square feet.

4. Projecting signs shall not extend more than 6 feet nor have less than a 6-inch spacing from the attached vertical wall. They shall have a minimum clearance of nine (9) feet from the sidewalk or finished grade and shall be no more than 12 inches thick. There must be a horizontal separation of 20 feet from other projecting signs. (See Figure 19)

5. Electronic message centers or changeable copy signs are not allowed as projection signs.

6. Only the street level tenants in a multistory building may use projecting signs.

Chapter 26 - Figure 18



Chapter 26 - Figure 19

J. **Wall Signs**. The following criteria shall be met:

1. **Location Standards**. Wall signs must meet the following location standards:

a. They must be located on a wall under complete control by the tenant applying for the signage or as otherwise permitted by the Director as stated below.

b. Upon review and approval by the Director, a business may request the placement of a business identification sign upon an area within the same development not otherwise controlled by the named business. The following criteria shall be considered:

(1) The proposed sign is in close proximity to the identified business.

(2) The proposed sign square footage is counted against the allowable square footage for the area upon which it is mounted.

c. They shall not cover architectural features or elements on buildings.

d. No part of the sign or the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted. (See Figure 20)

e. Businesses which back directly onto residential areas may be allowed non-illuminated signs on the rear of the building.

Chapter 26 - Figure 20

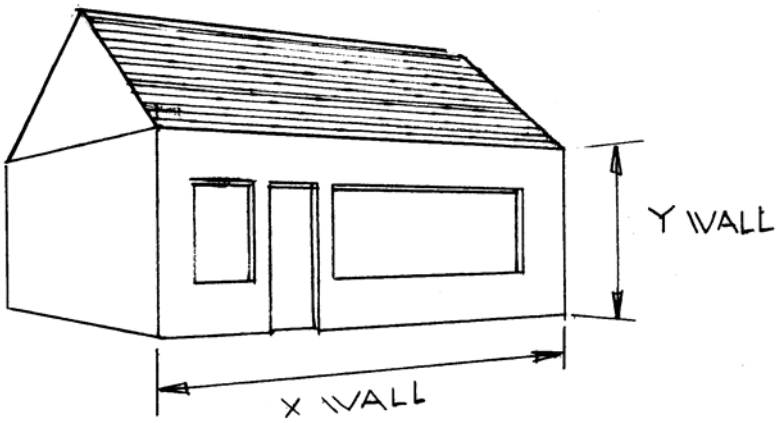
2. **Design Standards**. Wall signs must meet the following location standards:

a. Signs shall blend with the surrounding natural and manmade environment, (e.g., the color, style, size, scale, proportion) to enhance the exterior of the building and not place too much bulk and external distractions on it. Wall signs with changeable copy, reader board, or electronic message capability are not allowed. Wall signs shall not project more than 18 inches from the wall to which they are attached.

3. **Area Standards, Single-tenant Buildings**. The area of signage allowed on a wall shall be based on the dimensions of the exterior wall under (See Figure 21) complete control by the tenant applying for a permit and under the following guidelines:

   a. Signage which utilizes molded logos and individual letters may occupy up to 15 percent or 600 square feet, whichever is less, of a primary wall, and 5 percent of a secondary wall.

   b. Signage which utilizes cabinet signs may not occupy more than 5 percent or 40 square feet, whichever is less, of any wall.



Chapter 26 - Figure 21

4. **Area Standards, Multitenant Buildings**.

   a. Ground floor tenants which have direct access from grade into their tenant space may utilize the standards specified for single tenant buildings above. Such tenants whose entrance is located under a canopy or like feature must locate their signs under such feature unless the Director has approved a sign theme stipulating otherwise.

   b. Tenants who access their space through a common entrance(s) or tenants above ground level are not allowed to have individualized wall signs on the exterior of the building. They must be located on a directory sign located next to or within the common entrance of the building. If located on an exterior wall, such directory signs may not exceed 12 square feet and copy shall not exceed one inch in height.

   c. In addition to ground floor tenant signs allowed above, buildings with more than two stories are required to have a building identification sign. This may be the name of the major tenant in the building. All wall signs must comply with the Planning Commission approved sign theme for the building.

5. **Multiple Signs for a Single Tenant on an Elevation**

   a. The maximum area of wall signs on a wall controlled by a single user shall not exceed 20% of the wall.

   b. Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs, sculpted cabinets, or combination of cabinet and individual lettering signs will be approved. Subscript, shaped cabinets not exceeding 15 percent of a sign package may be utilized in conjunction with individual letter signs. (See Figure 22)

Chapter 26 - Figure 22

6. **Painted signs or murals applied directly to any building face must have specific approval of the Director**. If the building is in an area with historic designation, the sign must have approval of the Planning Commission. Signs and murals must comply with Section 13A-26-07(J)(5) of this code.

7. **Signs on Sloping or Mansard Roofs**

   a. Signs shall not be mounted on a sloping or roof portion of any building.
   b. Signs may be mounted within a roof area if mounted upon a vertical surface such as a gable, dormer, or similar structure.

      (1) Such signs will only be allowed to avoid architectural conflicts on the face of the building. They shall not be approved solely for better signage visibility.

      (2) Such vertical structure must be finished in a manner that closely matches the architectural design, materials and colors of the building and must be permanently integrated and attached to the roof.

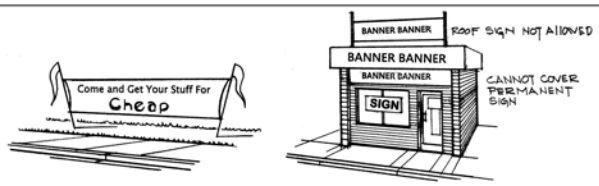
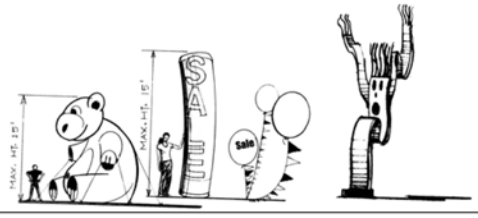
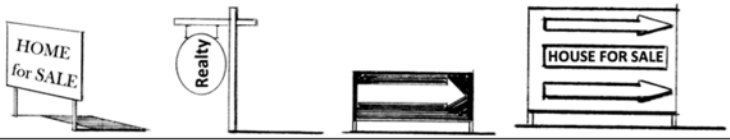
      (3) Signs mounted upon a vertical structure integrated into the sloping roof of a building must meet the size requirements as set forth in this chapter. Such signs may not protrude beyond the vertical face of the structure or cover any architectural ornamentation.

(4) If a roof structure is to be constructed for purposes of mounting a sign, the applicant must apply for, and receive the proper building and zoning clearances and permits before a sign permit will be issued.

13A-26-08 Temporary Signs

A. **Standards for Temporary Signs**. Temporary signs may not flash, blink, be illuminated, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind. They shall not be attached to utility poles, fences, or trees. They must be secured to a building or the ground. Temporary signs may be attached to existing permanent signs only for the grand opening period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed hands or changed names. No off-premise temporary signs are allowed except those specifically noted and regulated for real estate purposes or otherwise noted in this ordinance.

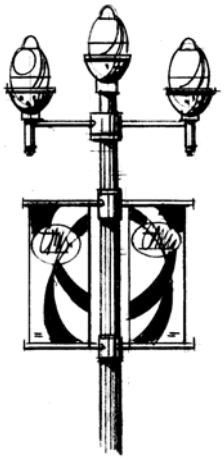
B. **Examples of Typical Temporary Sign Types**: It is intended that the following images will serve to illustrate the terms being used within this portion of the ordinance and not to be comprehensive. Any sign not expressly allowed by this ordinance is prohibited.

Automotive Goods		Only allowed with a special promotion or grand opening permit. Placards on tire stacks are not allowed
Banners		Allowed during holiday periods and with a special promotion or grand opening permit.
Inflatables		Allowed with a grand opening permit and one special promotion per year (1 week max).
Portable Signs		Allowed with a special promotion or grand opening permit.
Real Estate Signs		Permitted.
Snipe Signs		Not permitted.
Vehicle Signs		Not permitted.
Wind Signs		Only allowed with a grand opening permit.

Chapter 26 - Figure 23

C. **Temporary Signs Allowed Without a Permit in All Zones**

1. Banners on Utility Poles. Banners on utility poles may be used on developments within a planned shopping center, or planned development which has more than 11 acres and under the following guidelines. (See Figure 24)



Chapter 26 - Figure 24

a. Must be made of durable, weather resistant, material.
b. Must use logos or symbols instead of copy, where possible, where copy would cause a distraction to vehicular traffic.
c. Shall be uniform in size and be no larger than 3 feet wide and 6 feet tall.
d. The City must approve any banners to be placed on street lights within the public right-of-way.

2. **Community Signs**. Community signs require review by the Community Development Department and/or other pertinent City departments for compliance with the following criteria:

a. May not be attached to another temporary or business sign or traffic device.
b. May not exceed 32 square feet.
c. Signs attached to a building may be larger but must be appropriate in scale and location and not pose a public safety risk as approved by the Director.
d. Such signs for any single purpose or event may not be displayed for more than 30 calendar days. However, the Director may approve community purpose signs for long term purposes subject to review on a 90 day basis.

3. **Flags, Official**. Except on recognized holidays, only one of each of the categories of official flags may be displayed on a lot unless approved by the Planning Commission as part of a designated outdoor display area for a primary business of such location. Corporate flags may not exceed 16 square feet, and other official flags must be flown in accordance with the protocol established by the Congress of the United States and the State of Utah (76-9-601), as applicable. Flag poles shall be of permanent construction and

not exceed 60 feet in height or the maximum height of the zoning district, whichever is less. Any flag not meeting any one or more of these conditions will be considered a temporary sign and will be subject to regulations as such.

4. **Holiday Decorations**. Holiday decorations would include noncommercial displays of a primarily decorative nature, clearly incidental, customary, and commonly associated with any national, local, or religious holidays. Such displays may include any type, number, and area and shall be contained entirely within the boundaries of the lot or premise on which they are erected. They must be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards. They shall be removed within 10 calendar days after the respective holiday is over.

5. **No Trespassing or No Dumping Signs**. One sign, not exceeding 16 square feet, or four signs not exceeding 4 square feet each, may be installed to prevent trespassing or unauthorized dumping on property. The Director may allow more signs, if appropriate, to prevent violation.

6. **Temporary Signs with Noncommercial Messages**. Temporary signs with noncommercial message such as signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

   a. Any one sign shall not exceed 64 square feet in aggregate area on an individual sign and 128 cumulative square feet for all signs on the property and, if freestanding, shall not exceed 8 feet in height. Such signs shall not be erected in a manner as to constitute a roof sign. Signs may not be placed on public property, in a public right-of-way or in any place which would impede traffic visibility or safety except as stated in paragraph (d) of this section. Signs on roadways without curb and gutter may not be placed closer than 10 feet to the edge of the paved surface.

   b. Temporary Signs with Noncommercial Message may not be placed closer than 150 feet to a building where any official voting station is located.

   c. The owner of any sign which is otherwise allowed by this chapter may substitute noncommercial copy in lieu of any other commercial or noncommercial copy. This substitution of copy may be made without any additional approval or permittee. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial message over any other noncommercial message. Provisions prevail over any more specific provisions to the contrary.

   d. Notwithstanding anything to the contrary herein, these provisions do not ban hand-held or personally attended, temporary signs with a noncommercial message in or on a traditional public forum.

7. **Public Necessity Signs**. Signs installed by a unit of the government for control of traffic and other regulatory purposes, including street signs, danger and warning signs, railroad crossing signs, hospital signs, wayfinding signs, directional or warning signs for public

service companies, utilities or institutions, or signs erected by or on the order of a public officer in the performance of his public duty.

D. **Temporary Signs Allowed Without a Sign Permit - Residential Districts**.

1. **On-Premise Development Identification Signs**.

a. **Subdivisions, Planned Unit Developments, Multiple Family Housing Developments**.

(1) One development promotional sign per street frontage may be placed on the premises of each development having five or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the number of lots to be developed as shown in the following table.

Number of Units/Lots	5-24	25-49	50 or more
Maximum Size of Sign (Square feet)	64*	96*	128*

*Building permit required.

Additionally, four temporary flags, not to exceed 24 square feet, may be displayed at the entrance to such development. All temporary signs shall be removed within two years of the issuance of the first building permit in the project, or if the lots are sold out before two years, immediately upon sale of the last lot. Maximum height for all temporary signs is 12 feet.

(2) Three directional signs may be allowed for a developer to guide traffic to a site. They are limited to 32 square feet in area and 8 feet in height and must be placed entirely upon private property. These signs must have written permission of the property owner and be presented to the Director for approval before they are erected. The duration of display shall be the same as on-premise development promotional signs.

b. **Construction and Service Company Identifier**. One sign announcing the name of the construction/development company is allowed on the site where work is being performed by such company. Area of the sign may not exceed 16 square feet nor 6 feet in height. The sign may not be erected more than five days prior to the beginning of construction for which a valid building permit has been issued. It must be removed before final occupancy.

2. **Residential Real Estate Signs, On-Premise**

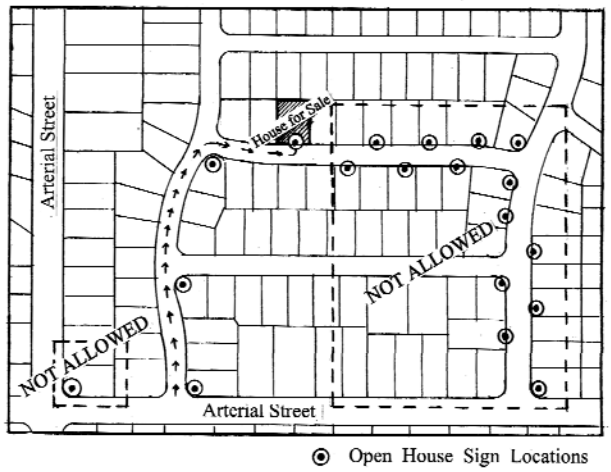
a. Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed 8 square feet in size and 6 feet in height. The sign shall not be placed in any public right-of-way and shall be located outside the clear vision area at street and driveway intersections.

b. One real estate sign per street frontage is allowed for any multiunit residential building or lot intended for such. It may not exceed 32 square feet in area or 8 feet in height. Such signs shall be constructed per the monument sign criteria herein and provide adequate space to advertise vacancies.

c. Model home signs shall not exceed 16 square feet in area or 6 feet in height and shall be placed entirely upon the premises of the model home.

3. **Residential Real Estate, Temporary Off-Premise Open House Signs**

a. For each open house, the number allowed include one sign at the arterial street intersection closest in driving distance to the property for sale, and from thence, one additional sign at each intersection leading directly to the property. This regulation does not restrict other open houses from occurring on the same street. (See Figure 25)



Chapter 26 - Figure 25

b. They may not exceed 6 square feet in area per side and 4 feet in height. They shall not exceed 3 feet in height if such signs are placed in a parkstrip.

c. They shall be displayed only those hours during which the house is open for actual inspection.

d. Such signs may be placed in the parkstrip only with the approval of the person responsible for maintaining the landscaping of that parkstrip. They may only be placed within front facing residential parkstrips and may not be placed within parkstrip areas adjacent to backfacing or side-facing lots.

e. The open house signs shall be located outside the clear vision area at any street or driveway intersection. (See Chapter 26 – Figure 2.)

4. **Exceptions**

a. When a parcel of land has a narrow frontage, the planning commission may consider an on premises sign proposal for a development on such parcel that is less restrictive in area than the regulations set forth in this chapter, as a conditional use providing there is a determination that the proposed sign exceptions are:

(1) Not in conflict with the purpose of this chapter; and

(2) In architectural harmony with the development and other buildings and uses adjacent to the development.

b. Signs that do not require a sign permit:

(1) Signs which are associated with charity, community, school, or church events and functions, which are clearly of a temporary nature. The time and size restrictions in section 13A-26-08(C)(6) of this chapter are applicable; and

(2) Signs which provide direction to the public, such as to property for sale or to yard sales, to be displayed outdoors for a maximum 30calendar days during a year.

c. When a parcel of land does not have the required frontage for a ground projection or monument sign, the planning commission may consider a single off premises sign for development on an adjacent parcel that satisfies the required frontage, as a conditional use provided that:

(1) The single off premises sign relates to a business at a permanent location that is located on the parcel that does not satisfy the required frontage for a ground projection or monument sign.

(2) The sign area of the single off premises sign must be shared with the business(es) located on the adjacent parcel that satisfied the frontage requirement.

(3) The sign plans must be acceptable to the planning commission.

(4) The conditional use applicant provides a copy of the lease agreement or otherwise for the shared use.

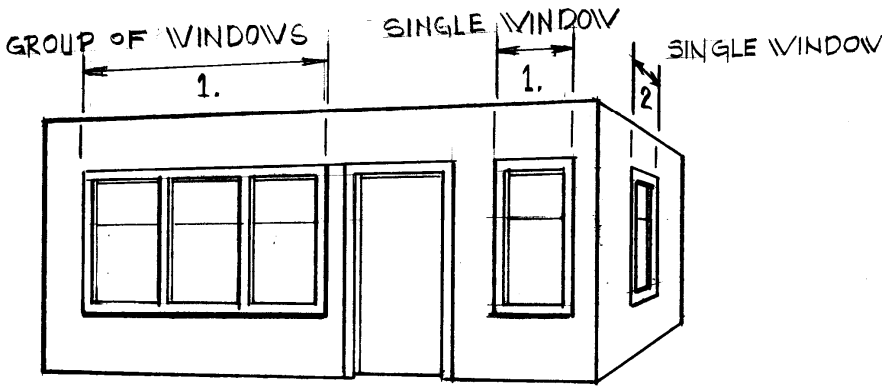
E. **Temporary Signs Allowed Without a Permit – Nonresidential Zones**

1. **Changing Copy**. The changing of copy on a marquee, reader board, electronic message center, or other replaceable copy area is allowed when such is part of a permitted sign. Sign face changes are not included in this category and as such require a permit.

2. **Gas Island Advertisements**. A single 8.5 inch by 11 inch sign may be located at each gas island and must be located directly on top of a gas dispenser. Lettering shall be no larger than 2 inches tall.

3. **Window Signs**. Window signs are allowed for ground floor tenants only. They shall not be located as to block clear view of exits or entrances or to create a safety hazard. The following shall also apply:

   a. They shall not cover more than 25 percent of any single window, 25 percent of the entire surface area of a group of windows. (See Figure 26)



Chapter 26 - Figure 26

   b. They shall not exceed 64 cumulative square feet nor shall the window signs and wall signs combined exceed 20 percent of the exterior wall area of the tenant.

4. **Business Identification**. Upon application for permanent signage, one banner, not to exceed 32 square feet, attached to the building/lease space is allowed until permanent signage can be installed, maximum 90 calendar days from date of occupancy.

5. **Road Construction Periods**. Businesses with frontage immediately adjacent to a road right-of-way construction zone may have one banner not to exceed 32 square feet nor 5 feet in height during periods of construction within the road right-of-way. The signs shall be located on site and may be in landscape areas abutting the right-of-way or on the building. They must be removed immediately upon restoration of normal traffic flow on the affected right-of-way.

6. **Temporary Businesses**. Temporary businesses are allowed only two temporary signs under the following conditions:

   a. The two signs may only be banners and/or portable signs.
   b. Banners may not exceed 32 square feet and portable signs must comply with the size and area requirements for portable signs allowed without a permit and shall not be allowed in the public right-of-way.

7. **Development Identification Signs, On-Premise**. One sign announcing or identifying the future development of commercial or industrial property is allowed per public or private street frontage. The sign(s) may not be erected before the proposed development has been submitted for site plan review. They must be removed before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

Acreage of Development	**0 to 4.9**	**5 to 9.9**	**10 or more**
Maximum Size of Sign (Square Feet)	64	128	256
Maximum Height (Ft.)	10	10	10

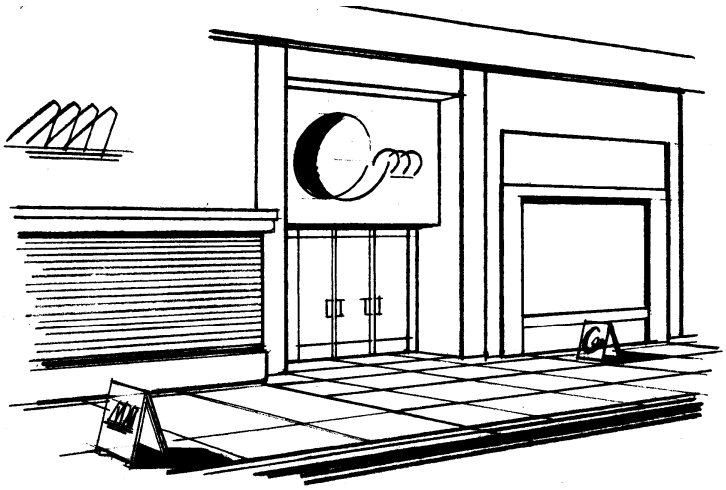
8. **Real Estate Signs, On-Premise**.

   a. One on-premise real estate sign advertising the sale or lease of property is allowed per street frontage for any commercial, office, or industrial planned center, building, lease space, or lot intended for such use based on the following guidelines and must be attached to the vacant building or property.

Size of Property	**Lease Space**	**Pad in a Center**	**2 or less acres**	**Over 2 acres**
Maximum Size (sq. ft.)	24	24	32	64
Maximum Height (ft.)	8	8	12	15

9. **Portable Signs. One portable sign is allowed per business under the following guidelines:**

   a. The sign is entirely outside of roadways, on-site drive isles, landscape areas, or designated parking areas. The sign shall be located on the pedestrian areas abutting the business and within the extent of the business face. (See Figure 27)



Chapter 26 - Figure 27

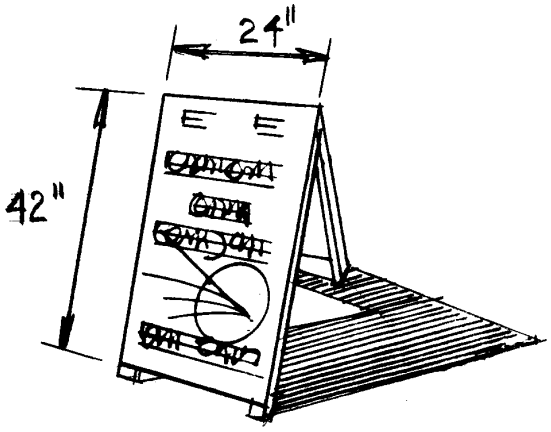
b. The sign shall not be closer than 30 horizontal feet to another portable sign.

c. A 6-foot wide clear path area on the existing hard surface shall be maintained, and such sign shall not obstruct any pedestrian or wheelchair access, including but not limited to access from the sidewalk to any of the following:

d. Transit stop areas.

(1) Designated disabled parking spaces.
(2) Disabled access ramps.
(3) Building exits including fire escapes.

e. The sign shall not exceed 3.5 feet in height nor be more than 2 feet wide (See Figure 28).



Chapter 26 - Figure 28

.

f. Commercial centers and tenants of such may not place portable signs within the public right-of-way.

10. **Holiday Promotional Periods**. A business may advertise a special service, product, or sale during the following holiday periods without a permit. Only one banner sign not to exceed 32 square feet is allowed during these periods. Such must be secured to the building and removed by the end of the first working day after the associated holiday.

Holiday Period	Permitted Display Time
Presidents Day and Valentines Day - February	5 days including the holiday
Easter - March or April	5 days including the holiday
Memorial Day - May	5 days including the holiday
July 4th and July 24th	5 days including the holidays
Labor Day - September	5 days including the holiday
Thanksgiving - November	7 days including the holiday
Hanukkah, Christmas, New Year's	23 days starting Dec. 10 and ending Jan. 2

F. **Temporary Signs Requiring a Permit - Nonresidential Districts**. Temporary signs displayed during the following promotional periods require a temporary sign permit and may not be prolonged by those above periods allowed without a permit.

1. **Grand Opening**. Temporary signs announcing the initial opening of a business or the relocation or change of ownership of an existing business may be allowed within the first year of operation for a period not to exceed 45 calendar days. A combination of banners, wind signs, inflatables, beacon lights, portable, and mobile signs may be used. The signs must be removed at the end of the 45 day period.

2. **Special Promotions**. A business may apply for up to three special promotion periods during the calendar year. Each period may not exceed seven days in length. A single banner not exceeding 32 square feet (one per street frontage) is allowed during this period. It must be attached to the business structure/lease space. These periods may run consecutively.

3. **Going Out of Business/Bankruptcy**. A business may apply for a special permit in order to facilitate the liquidation of in-stock inventory for a failing business for a period not to exceed 90 calendar days. This permit is allowed only once for any business license. A single banner or portable sign is allowed during this period.

13A-26-09 Sign Permit Process

A. **Sign Design**. Each sign submitted for approval shall incorporate the following elements:

1. Architectural compatibility.
2. Size, scale, proportion (balance).
3. Illumination.
4. Color and style.
5. Location.
6. Landscaping.

If the Director determines adherence to these elements is not shown, the Director may require modifications to the sign, deny the application, or refer an application to the Planning Commission for further review. The Planning Commission may allow exceptions to the above criteria for signs with unique artistic or architectural design.

B. **Required Permit Information**

1. **Information Required for All Applications**

   a. Proof of current City Business License.
   b. Business address and phone number.
   c. Address of property owner and phone number.
   d. General or sign contractor license, phone, and address.
   e. Value of the sign (including the cost of manufacturing and installation).

2. **Additional Information Required for Monument and Pylon Signs**

   a. Plot plan showing relationship of signs to buildings, property lines, setback from public rights-of-way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.
   b. Two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
   c. Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).
   d. Number of acres and length of lineal frontage of property.

3. **Additional Information Required for Signs on a Building Exterior**

   a. Two scaled drawings showing square foot dimensions of both the building and the sign, sign composition, and type of illumination.
   b. A profile drawing of how the sign will appear from the street/parking area and on the building.
   c. Details of sign construction, electrical plan, and attachment details with appropriate engineer's stamp(s).

4. **Temporary Signs**

   a. Plot plan showing relationship of sign(s) to buildings, property lines, setback from public rights-of-way, intersections, easements, and driveways.
   b. Length of period for display.
   c. Type of request, e.g., grand opening, special promotions, etc.

C. Required Inspections and Tags

1. **Permanent Signs**. All permanent signs containing electrical components, footings, engineering, or as otherwise required by the Chief Building Official shall receive final inspections by an authorized building official to certify that the placement and construction of such sign is in conformance with representations made in permit applications, and that work is completed and meets all applicable building and safety codes and conditions of approval.

2. **Temporary Signs**. Temporary signs for which a permit is required and has been approved shall have attached thereto a City issued tag recognizing the temporary nature of its approval. Such tags shall be displayed for the duration of the City approved period. Inspections shall be made to insure that the sign is in conformance with representations made in permit applications, and that all applicable codes, standards, and conditions of approval are met.

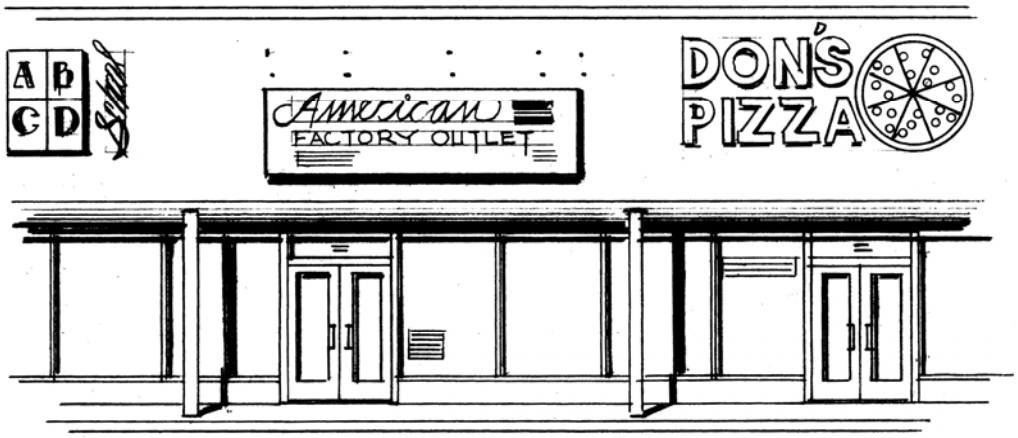
D. **Penalties for Installing Signs Without Permits or Inspections**. New or existing signs installed or maintained without a required permit or the required inspections will be required to be removed or assessed a penalty fee established by the City.

13A-26-10 Sign Themes and Special Zones

A. **Sign Themes**. All multitenant centers/buildings must submit a proposal for design and placement of all on-premise signs during site plan review. All such developments must have an approved sign theme before any sign permits will be issued to a business locating within it. The use of multiple cabinet signs or combination of cabinet and individual lettering signs shall not be allowed. (See Figures 29 & 30)

Upon approval, the design and placement of on-premise signs for developments of seven acres or larger and having at least 300 lineal feet of frontage may vary from the regulations set forth herein. The approval must provide that:

1. The proposed sign exceptions are not in conflict with the purpose and intent of this chapter;
2. The proposed signs are in architectural harmony with the development; and
3. The proposed signs appropriately utilize those elements listed in the design criteria of this chapter.



Chapter 26 - Figure 29 - Discouraged

Chapter 26 - Figure 30 - Encouraged

13A-26-11 Sign Regulations for Sexually Oriented Businesses

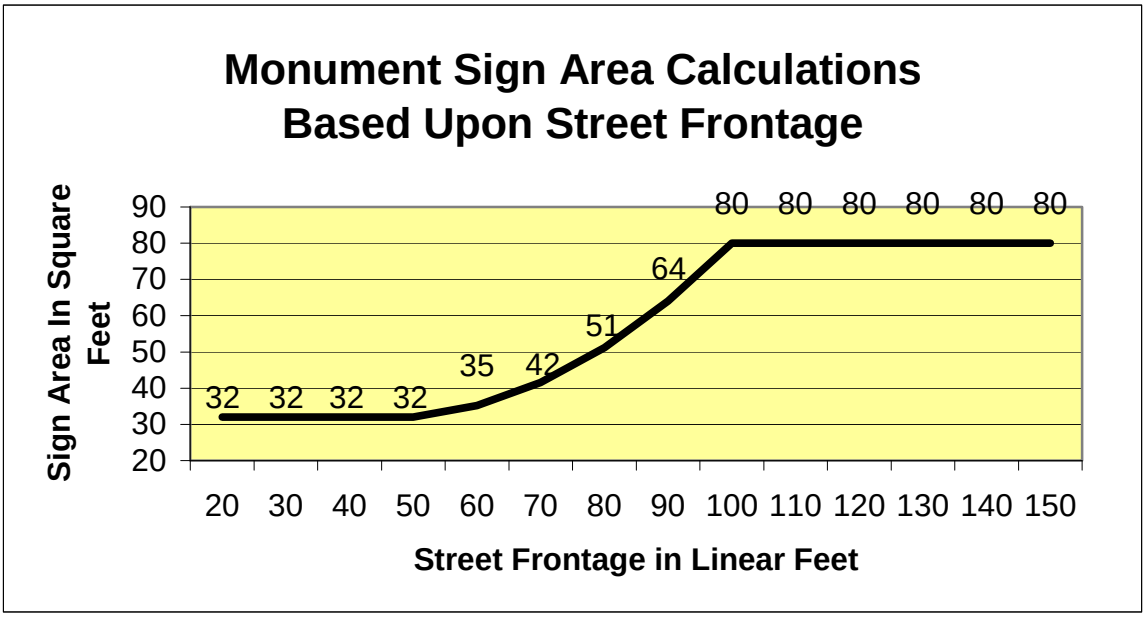
Notwithstanding anything contrary contained in this chapter, the more restrictive requirements for signs shall prevail. Signs for sexually oriented businesses shall be limited as follows:

A. No more than one exterior wall sign, not to exceed 18 square feet, shall be allowed.
B. No animation shall be permitted on or around any sign or on the exterior walls or roof of such premises.
C. No descriptive art or designs depicting any activity related to or inferring the nature of the business shall be allowed on any sign. Said signs shall contain alphanumeric copy only.
D. No display, decoration, sign, or show window that provides the observation of material depicting, describing, or relating to specified sexual activities or specified anatomical areas is allowed.
E. Painted wall advertising is not allowed.
F. The sexually oriented business shall not construct or allow to be constructed any temporary sign, banner, light, or other device exhibiting or describing "specific sexual activities" or specific anatomical areas.

13A-26-12 Attachments and Graphs

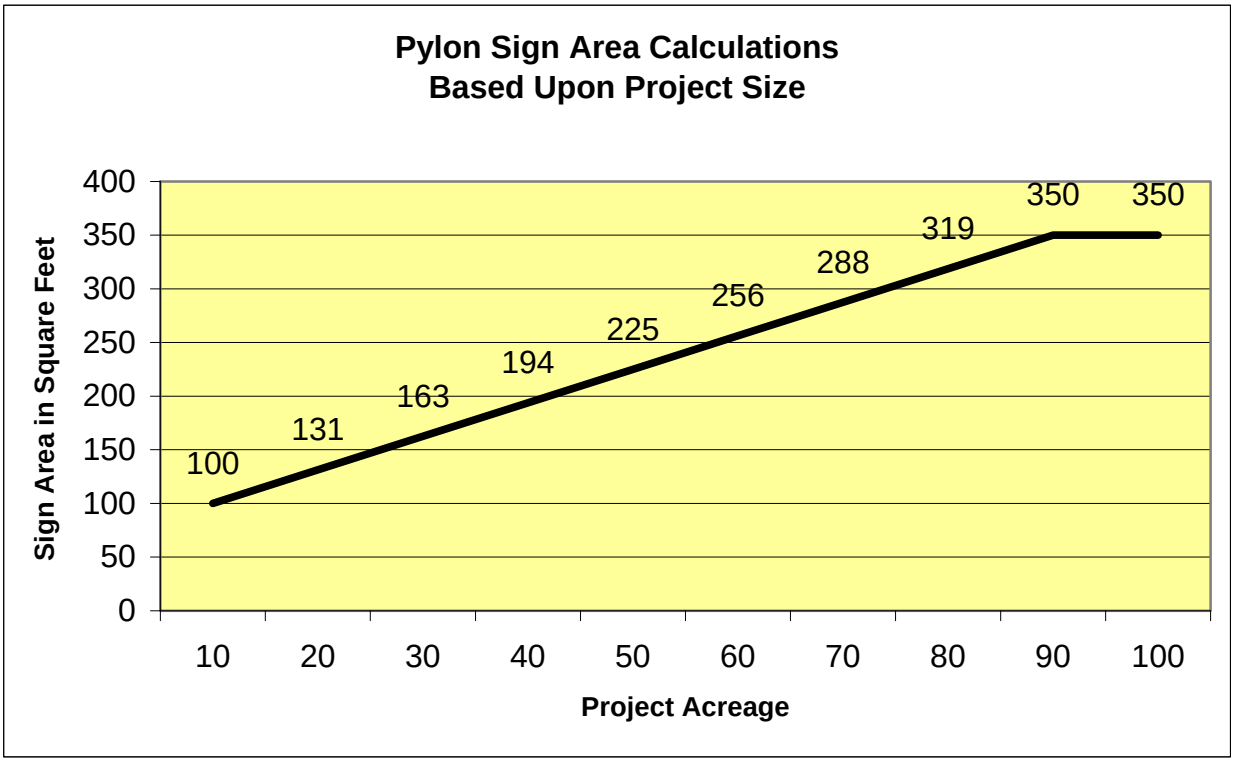
Attachment A: Graph Size Allowance for Monuments

The sign area allowed for monument signs:
32.0 sq. ft. + 1 sq. ft. per 3.125 lineal feet of street frontage over 50.0 feet, maximum size is 80.0 sq. ft.



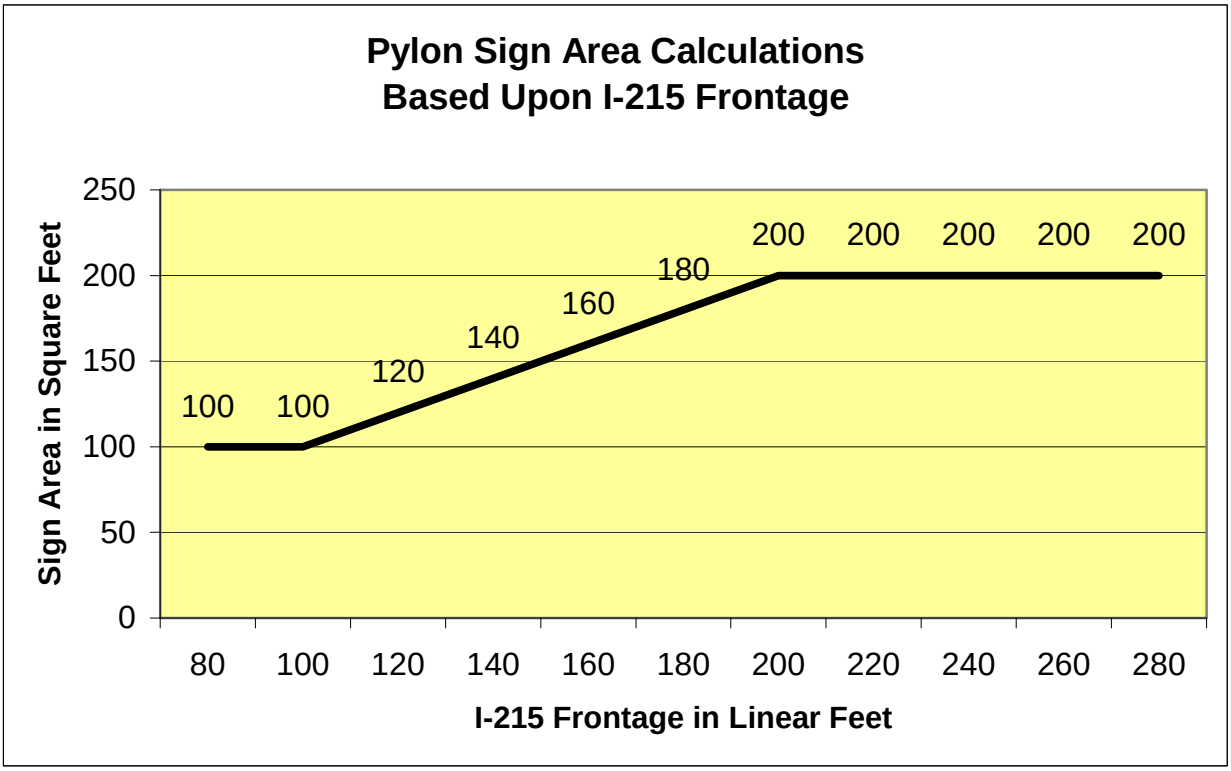
Attachment B: Graph-Sign Area Allowance for Pylon Signs

The sign area allowed for a pylon sign:
100.0 sq. ft. + 3.125 sq. ft. per acre of land over 10.0 acres, maximum size is 350.0 sq. ft.



Attachment C: Graph-Sign Area Allowances Abutting I-215

The sign area allowed for a pylon sign placed on property abutting the freeway or frontage road:
100.0 sq. ft. + 1 sq. ft. per each lineal foot of street frontage over 100.0 feet, maximum size is 200.0 sq. ft.



13A-26-13 Newspaper or Periodical Racks and Stands

A. **Intent and Purpose**. The City Council finds and declares that:

1. **Findings**.

a. The uncontrolled placement and maintenance of newsracks in public rights-of-way and private property presents an inconvenience and danger to the safety and welfare of persons using such rights-of-way and private property; including pedestrians, persons entering and leaving vehicles and buildings, and persons performing essential utility, traffic control, and emergency services.

b. Newsracks located to cause an inconvenience or danger to persons using public rights-of-way and private property and unsightly newsracks located therein, constitute public nuisances.

c. It is a matter of public necessity that the City protect children and unconsenting adults in and on its public streets, sidewalks, transportation facilities, and other public rights-of-way from viewing public displays of offensive sexual material.

Such displays are thrust indiscriminately upon unwilling audiences of adults and children and constitute assaults upon individual privacy.

d. These factors constitute an unreasonable interference, and obstruction of the use of public rights-of-way and private property constitute an unwarranted invasion of individual privacy. They are injurious to health, offensive to the senses, and constitute such an obstruction of the free use of property as to interfere in the comfortable enjoyment of life and property by the entire community.

e. The City Council recognizes that the use of such rights-of-way are so historically associated with the sale and distribution of newspapers and publications that access to those areas for such purposes should not be absolutely denied. The City Council further finds that these strong and competing interests require a reasonable accommodation which can only be satisfactorily achieved through the means of this Ordinance which is designed to accommodate such interests regulating the time, place, and manner of using such newsracks.

2. **Purpose**. The provisions and prohibitions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public health, morals, and general welfare of persons in the City in their use of public rights-of-way through the regulation of placement, appearance, number, size, and servicing of newsracks on the public rights-of-way and private property so as to:

a. Provide for pedestrian and driving safety and convenience.
b. Ensure no unreasonable interference with the flow of pedestrian or vehicular traffic, including ingress to or egress from any place of business or from the street to the sidewalk.
c. Provide reasonable access for the use and maintenance of sidewalks, piles, posts, traffic signs and signals, hydrants, mailboxes, landscaping, and similar appurtenances, and access to locations used for public transportation purposes.
d. Reduce visual blight on the public rights-of-way, protect the aesthetics and value of surrounding properties, and protect the quiet of residential areas.
e. Protect the right to distribute information protected by the United States and the Utah State Constitutions through the use of newsracks.

3. **Preservation of Constitutional Rights**. It is not the intent of this Ordinance to in any way discriminate against, regulate, or interfere with the publication, circulation, distribution, or dissemination of any printed material that is constitutionally protected.

B. **Definitions**. As used in this chapter, unless the context otherwise clearly indicates:

1. **Block -** One side of a street between two consecutive intersecting streets.

2. **Distributor** - The person responsible for placing and maintaining a newsrack in a public right-ofway or private property.

3. **Newsrack** -Any self-service or coin-operated box, container, storage unit, or other dispenser installed, used, or maintained for the display and sale or free distribution of newspapers or other news periodicals or publications.

4. **Obscene** - Material which depicts or describes sexual conduct that is objectionable or offensive to accepted standards of decency which the average person applying contemporary community standards would find, taken as a whole, appeals to prurient interests; or material which depicts or describes, in a patently offensive way, sexual conduct specifically defined by applicable State law, and taken as a whole, lacks serious literary, artistic, political, or scientific value.

5. **Parkstrip** - The area between the sidewalk and the curb of any street, and where there is no sidewalk, the area between the edge of the roadway and the property line adjacent thereto. Parkstrip shall also include any area within a road right-of-way that is not open to vehicular travel.

6. **Roadway** -That portion of a street improved, designed, or ordinarily used for vehicular travel.

7. **Sidewalk** - Any surface provided for the exclusive use of pedestrians.

8. **Street** - All the area dedicated to public use for public street purposes and shall include, but not be limited to, roadways, parkstrips, alleys, and sidewalks.

C. **Newsracks Prohibited**

1. No person shall install, use, or maintain any newsrack which projects onto, into, or rests, wholly or in part, upon the roadway of any public street.

2. No person shall install, use, or maintain any newsrack which in whole or in part rests upon, in, or over any public sidewalk:

   a. When such installation, use, or maintenance endangers the safety of persons or property.

   b. When such site or location is used for public utility or public transportation purposes or other governmental use.

   c. When such newsrack unreasonably interferes with or impedes the flow of pedestrian or vehicular traffic, including parked or stopped vehicles; the ingress in or egress from any residence or place of business; the use of poles, posts, traffic signs or signals, hydrants, mailboxes, or other objects permitted at or near said location.

   d. When such newsrack interferes with the cleaning of any sidewalk by the use of mechanical sidewalk cleaning machinery.

   e. When such newsrack does not allow a minimum sidewalk clearance of 6 feet in width or depth.

   f. In any other manner inconsistent with or in violation of the provisions of this Ordinance.

3. No newsrack shall be chained, cabled, mounted, or otherwise attached to any post, pole, or other device used for the direction, control, identification of vehicular traffic, or the conveyance of a public utility. Such devices include, but are not limited to: stop signs, street identification signs, semaphore poles, semaphore control boxes, state highway identification signs, public utility poles.

4. No newsrack shall be erected near any driveway or intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb (or a future curb) and a line connecting them at points 60 feet from the intersection of the lines. Deviations from these requirements must be reviewed and approved by the City Engineer. (See Chapter 26 – Figure 2.)

D. **Newsracks Permitted**

1. **Permit Required**. It shall be unlawful for any person, firm, or corporation to erect, place, maintain, or operate on any public street, sidewalk, or in any other public way or place in the City any newsrack without first having obtained a permit from the Community Development Department specifying the exact location and construction and appearance details of such newsrack.

2. **Application for Permit**. Application for such permit shall be made in writing to the Community Development Department upon such form as shall be provided and shall contain the name and address of the applicant, the proposed specific location of said newsrack, including plot plan, the structural design and color of the newsrack, listing of other joint distributors within the newsrack, a hold harmless agreement, proof of insurance, and shall be signed by the applicant. All applications shall be accompanied by payment of the newsrack fee, as set by the City Council. The fee is per location, not per application.

3. **Condition for Permit**. Such permits shall be valid for three years and shall be renewable pursuant to the procedure for original applications and upon payment of the application fee.

4. **Hold Harmless Agreement**. Every owner of a newsrack who places or maintains a newsrack on a public sidewalk or other public property in the City shall file a written statement with the Community Development Department in a form satisfactory to the City Attorney, whereby such owner agrees to indemnify and hold harmless the City, its officers, and employees, from any loss, liability, or damage, including expenses and costs, for bodily or personal injury, and for property damage sustained by any person as a result of the installation, use, and/or maintenance of a newsrack.

E. **Newsrack Identification Required**. Every person or other entity which places or maintains a newsrack on a public sidewalk or other public property of the City shall have his or its name, address, and telephone number affixed thereto in a place where such information may be easily seen. However, such information shall not take up space on the rack in excess of six square inches.

F. **Location and Placement**. Any newsrack which rests in whole or in part upon, or on any portion of a public right-of-way or which projects onto, into, or over any part of a public right-of-way shall be located in accordance with the following provisions:

1. No newsrack shall be used or maintained which projects onto, into, or over any part of the roadway or any public street, or which rests wholly or in part upon, along, or over any portion of the roadway or parkstrip of any public street.

2. No newsrack shall be chained, bolted, or otherwise attached to any fixture located in the public right-of-way, or any post, pole, semaphore, or governmental sign which may be adjacent to the right-of-way. Such prohibition includes all public utility poles, all street light poles, and other facilities placed and maintained by local, state, or federal governmental authorities.

   a. No newsrack shall be placed, installed, used, or maintained:

      (1) Within 5 feet of any marked crosswalk.

      (2) Within 15 feet of the curb return of any unmarked crosswalk.

      (3) Within 5 feet of any fire hydrant or other emergency facility.

      (4) Within 5 feet of any driveway.

      (5) Within 3 feet ahead or 25 feet to the rear of any sign marking a designated bus stop.

      (6) Within 5 feet of the outer end of any bus bench enclosure.

      (7) At any location whereby the clear space for the passageway of pedestrians is reduced to less than 6 feet.

      (8) Within 3 feet of or on any public area improved with lawn, flowers, shrubs, trees, or other landscaping, or within 3 feet of any display window of any building abutting the sidewalk or parkstrip or in such a manner as to impede or interfere with the reasonable use of such window for display purposes.

      (9) Within 100 feet of any other newsrack on the same side of the street in the same block containing the same issue or edition of the same publication.

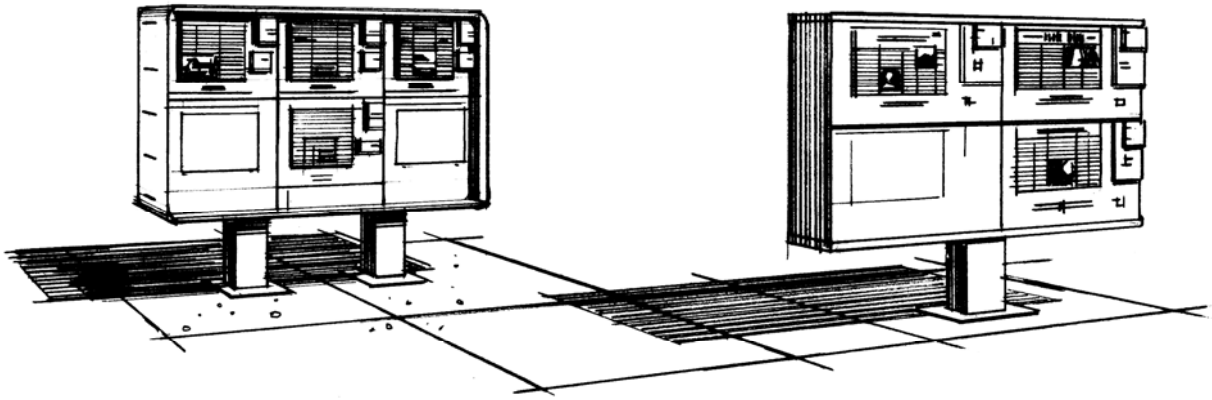
      (10) No newsrack shall be erected near any driveway or intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb (or a future curb) and a line connecting them at points 60 feet from the intersection of the lines. Deviations from these requirements must be reviewed and approved by the City Engineer. (See Chapter 26 – Figure 2.)

(11) On any access ramp for disabled persons.

3. For locations upon private property, the newsrack shall be placed adjacent to the building and be located near or at the main entrance to the facility. They shall not be placed in such a manner to act as a billboard or similar off-premise advertising sign.

G. **Newsrack and Stand Design**. No newsrack shall extend above 56 inches in height. All newsracks shall use dark brown or dark green coloring. Should the placement of more than one newspaper or periodical be desired, they will all be contained in one unit holding up to six newspapers or periodicals. Should more than six newspapers or periodicals be desired, another rack or stand may be used. Individual periodical dispensers/racks may not be placed next to one another. (See paragraph I for adjacent placement requirements.) (See Figures 31 & 32)

H. **Examples of Acceptable Rack and Stand Design** (See Figures 31 & 32)



Chapter 26 - Figure 31 & 32

I. **Adjacent Placement Requirements**. Newsracks may be placed next to each other provided there are more than six newspapers or periodicals that cannot be placed in one unit, with not more than 6 inches separating each newsrack. No more than two six unit newsracks shall be located on any public right-ofway within a space of 200 feet in any direction within the same block.

J. **Advertising Cards**. No newsrack shall be used for advertising or display purposes except that newsrack cards may be used to advertise the publication sold therein, and the name of the publication may appear on the display window.

K. **Standards for Maintenance and Installation**. Any newsrack which in whole or in part rests upon, in, or over any public sidewalk or parkway shall comply with the following standards:

1. No newsrack shall be used for advertising signs or publicity purposes other than that dealing with the display, sale, or purchase of the newspaper or news periodical sold or distributed therein.

2. Each newsrack shall be equipped with a coin-return mechanism to permit a person using the machine to secure an immediate refund in the event the person is unable to receive the paid-for publication. The coin-return mechanism shall be maintained in good working order.

3. Each newsrack shall have affixed to it in a readily visible place so as to be seen by anyone using the newsrack, a notice setting forth the name and address of the distributor and the telephone number of a working telephone service to call to report a malfunction, to secure a refund in the event of a malfunction of the coin-return mechanism, or to give the notices provided for in this Ordinance.

4. Each newsrack shall be maintained in a neat and clean condition and in good repair at all times. Specifically, but without limiting the generality of the foregoing, each newsrack shall be serviced and maintained so that:

   a. It is reasonably free of dirt and grease.
   b. It is reasonably free of chipped, faded, peeling, and cracked paint in the visible painted areas thereof.
   c. It is reasonably free of rust and corrosion in the visible unpainted metal areas thereon.
   d. The clear plastic or glass parts thereof, if any, through which the publications therein are viewed are unbroken and reasonably free of cracks, dents, blemishes, and discoloration.
   e. The paper or cardboard parts or inserts thereof are reasonably free of tears, peeling, or fading.
   f. The structural parts thereof are not broken or unduly misshapen.
   g. It is free of graffiti or other vandalism

L. **Display of Certain Matter Prohibited**. Publications offered for sale or free distribution from newsracks placed or maintained on or projecting over the street or sidewalk shall not be displayed or exhibited in a manner which exposes to public view from the street or sidewalk any of the following:

1. Any publication or material which exposes to public view any pictorial material that is obscene.
2. Any statements or words describing explicit sexual acts, sexual organs, or excrement where such statements or words have as their purpose or effect sexual arousal, gratification, or affront.
3. Any picture or illustration of a person's genitals, pubic hair, perineum, anus, or anal region where such picture or illustration has as its purpose or effect sexual arousal, gratification, or affront.
4. Any picture or illustration depicting explicit sexual acts as defined in this Ordinance where such picture or illustration has as its purpose or effect sexual arousal, gratification, or affront.

M. **Violations**. Upon determination by the Director that a newsrack has been installed, used or maintained in violation of the provisions of this Ordinance, an order to correct the offending condition shall be issued to the distributor of the newsrack.

Such order shall be telephoned or made in person to the distributor and confirmed by mailing a copy of the order by certified mail return receipt requested. The order shall specifically describe the offending condition, suggest actions necessary to correct the condition, and inform the newsrack distributor of the right to appeal. Failure to properly correct the offending condition within five days (excluding Saturdays, Sundays, and legal holidays) after the mailing date of the order or to appeal the order within three days after its receipt shall result in the offending newsrack being summarily removed and processed as unclaimed property. If the offending newsrack is not properly identified as to the owner under the provisions described herein, it shall be removed immediately and processed as unclaimed property. An impound fee, which shall be measured by the City's cost and expense of impounding, shall be assessed against each newsrack summarily removed. The Director shall cause inspection to be made of the corrected condition or of a newsrack reinstalled after removal under this section.

N. **Appeals**. Any appeal herefrom shall be filed in accordance with the Appeals Chapter of this Code.

O. **Abandonment**. In the event that a newsrack remains empty for a period of 30 continuous days, the same shall be deemed abandoned and may be treated in the manner as provided in this ordinance for newsracks in violation of the provisions of this Ordinance.

P. **Severability**. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.